

STATEMENT OF CHANGES – S.87A APPLICATION

8-12 Punt Road & 3-7 Wellington Street
St Kilda
VIC 3182

23 December 2020

This statement of changes sets out the differences between the revision 8 endorsed plans, and the amended plans in this proceeding.

GENERALLY

- The project has been redesigned within the envelope defined by the permit and endorsed plans by Plus Architects.
- The aesthetic of the building seeks to respond in an authentic and meaningful way to the neighbourhood character.
- The digital sign is unchanged with this application

The redesign of the building includes a change to the external materiality. Each element of the building has carefully been designed to respond to context and scale. A singular approach to the façade design has been reconsidered to break the scale of the development down into components:

Podium:

- A highly articulated and sculptural design that incorporates solid render finish
- Integrated planterboxes to balconies

East Tower:

- Full height glass façade with expressed slab edge
- Sculpted vertical powdercoated aluminium fins
- Integrated planterboxes to balconies

West Tower:

- Full height glass façade with expressed slab edge
- Thin full height powdercoated aluminium fins of varying depths.
- The varying depths respond to the curvature of the building in plan.

Apartment Mix:

- Plan changes have in part been driven by a change in apartment typology to respond to a dynamic and evolving offer by GURNER™.
- The change in apartment mix is reflected in the below table:

	Studio	1 Bed	1 Bed plus Study Nook	2 Bed	2 Bed 2 Bath	3 Bed	Total
Endorsed Scheme	0	87	0	9	131	25	252
Section 87A Application	53	83	56	5	91	12	300

- The change in mix has resulted in a repositioning of the lift cores within the floorplate, which in turn has flowed through the building vertically, and resulted in a change to Ground Floor and Basement layouts.

Changes to parking is reflected in the below table:

	Carparks	Motorcycle	Bicycle
Endorsed Scheme	194	12	272
Section 87A Application	230	12	342

- Noting that all Tandem Carparks have been removed from the development
- Otherwise refer to Traffic memorandum.

Changes to the Ground Floor have included:

- Residential lobbies flow through the site from North to South providing multiple entrances to suit the approach to the development and mode of transport.
- Porte cochere drop off to the Nelson Street frontage
- Loading bay has been relocated directly off the porte cochere

- Fully activated retail frontages to Punt Road and Wellington Street

Increased residential amenity includes:

- The application plans have increased the quantum of residential amenity both in size and variety of uses to provide a range of functions for residents
- Utilisation of exterior space inbetween the buildings on Level 3, for an external swimming pool
- The rooftop of Level 1 is being utilised for external landscape purposes

	Amenity
Endorsed Scheme	1,061m ²
Section 87A Application	2,496m ²

Residential Storage:

- The application includes a dedicated storage area with 47x cages on basement level 1.
- The design of all apartments has focussed on maximising internal storage. The volume of which has been benchmarked against clause 58 of the planning scheme.

Loading and Waste:

- The loading bay has been relocated to a dedicated space directly off the porte cochere.
- The loading bay clearance is 4m, to align with the endorsed permit.
- Otherwise refer to Traffic memorandum.

Retail:

- The application plans have increased the amount of retail and commercial offering within the development.
- The application includes a fitness offering across basement and ground levels
- Additional finer grain retail tenancies have been placed along the Wellington Street frontage.
- Level 26 of the development includes a food and beverage offering

	Retail
Endorsed Scheme	480m ²
Section 87A Application	1,535m ²